

32-63-8

8K 6864 PG 064

TRANSFER
TAX
PAID

WARRANTY DEED

009879

**KNOW ALL MEN BY THESE PRESENTS, THAT I, IRENE W. TIBBETTS,
Trustee of the TIBBETTS FAMILY TRUST, dated February 27, 1997, of
Augusta, County of Kennebec and State of Maine,**

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations,
paid by **ROBERTA GRIFFIN**, of Oakland, County of Kennebec, and State of
Maine, whose address is 24 Fairview Avenue, Augusta, Maine 04330

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell
and conveyed **WITH WARRANTY COVENANTS**, to **ROBERTA GRIFFIN**, her
heirs and assigns, forever,

Property located in **WATERVILLE**, County of Kennebec and State of Maine and
further bounded and described as follows:

A certain lot or parcel of land, together with any buildings thereon,
situated in Waterville, County of Kennebec and State of Maine and
further bounded and described as follows, to wit:

The Unit known and designated as Unit #8 in RIDGEWOOD WEST
CONDOMINIUMS located in Waterville, County of Kennebec, State of
Maine, as shown on the Condominium Plat by Melvin Beck,
Professional Engineer, entitled "Ridgewood West Condominiums" and
filed in the Kennebec County Registry of Deeds in Plan File #E-87232.
Specific reference is made to the RIDGEWOOD WEST
CONDOMINIUM Declaration under the Maine Condominium Act of
the Revised Statutes of the State of Maine, which Declaration is dated
December 3, 1987 and is recorded in said Registry of Deeds in Book
3280 Page 162, with Amendment to this Declaration dated March 4,
1988 and recorded in Book 3321 Page 187 and the same is
incorporated by reference herein. The aforesaid Plat is Exhibit C to
the Declaration. Plans of the Unit (and the other Units in the
Condominium) are Exhibit D to the Declaration and are recorded in
said Registry in Plan Files #E-87233 through #E-87236.

Any and all rights, easements, privileges and appurtenances
belonging to the Unit are hereby conveyed. This conveyance is
subject to the terms, conditions, agreements, covenants, restrictions,
obligations and easements contained or referred to in the above-
referenced Declaration.

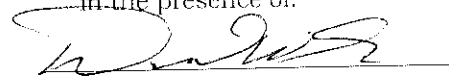
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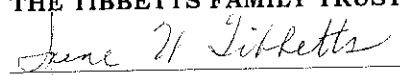
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Being the same premises conveyed to Theodore R. Tibbetts and Irene W. Tibbetts, Trustees of the Tibbetts Family Trust by Warranty Deed of Irene Wheeler Tibbetts and Theodore R. Tibbetts, dated February 21, 1997 and recorded in the Kennebec Registry of Deeds at Book 5332 Page 311. The said Theodore R. Tibbetts is now deceased.

IN WITNESS WHEREOF, I, the said IRENE W. TIBBETTS, in my capacity as Trustee of the Tibbetts Family Trust, have hereunto set my hand and seal this 29th day of March, 2002.

Signed, Sealed and Delivered
in the presence of:


Witness

THE TIBBETTS FAMILY TRUST

By: IRENE W. TIBBETTS

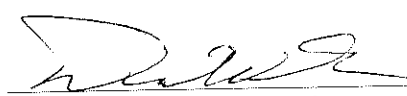
ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

March 29, 2002

Personally appeared the above named **IRENE W. TIBBETTS** and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said **TIBBETTS FAMILY TRUST**.

Before me,


NOTARY PUBLIC
DAVID B. WHYTE
Notary Public - Maine
My Commission Exp. June 27, 2003
(print name)

RE: Deeds TIBBETTS TRUST to GRIFFIN, Roberta DEED



RECEIVED KENNEBEC CO.
2002 APR -1 AM 11:40

ATTEST: 
REGISTER OF DEEDS